

ZONING REGULATIONS OF THE TOWN OF DARIEN, CONNECTICUT

PREAMBLE

Pursuant to the power and authority invested in it by law, the Planning and Zoning Commission of the Town of Darien hereby adopts the following Regulations.

ARTICLE I - PURPOSES

SECTION 100. PURPOSES

There is hereby established a comprehensive zoning plan for the Town of Darien, Connecticut (hereinafter referred to as the "Town"), which plan is set forth in the text, maps, and schedules, which constitute these Regulations. Said plan is adopted for the purposes set forth in Chapter 124, Section 8 of the Connecticut General Statutes, to:

- a. Guide the future growth and development of the Town in accordance with the Town Plan of Development which is designed to promote the most beneficial and convenient relationships among the residential, commercial, and public areas within the Town, considering the appropriateness of various uses in each area, and the suitability of each area for such uses, as indicated by existing conditions and trends in development.
- b. Provide adequate light, air and privacy; secure safety from fire, flood and other danger; and prevent overcrowding of the land and undue concentration of population.
- c. Protect the character and the historic, social and economic stability of all parts of the Town, and ensure that all development shall be orderly and beneficial.
- d. Protect and conserve the value of land throughout the Town and the value of buildings appropriate to the various zones established by these Regulations.
- e. Bring about the gradual conformity of the uses of land and buildings throughout the Town to the comprehensive zoning plan set forth in these Regulations, and minimize conflicts among the uses of the land and buildings.
- f. Promote the most beneficial relation between the uses of land and buildings and the circulation of traffic throughout the Town, having particular regard to the avoidance of congestion in the streets and the provision of safe and convenient traffic access appropriate to the various uses of land and buildings throughout the Town.

- g. Aid in providing a guide for public policy and action in the efficient provision of public facilities and services, and for private enterprise in building development, investment, and other economic activity relating to uses of land and buildings throughout the Town.
- h. Limit development to an amount commensurate with the availability and capacity of public facilities and services, thereby facilitating adequate provision for transportation, water, sewerage, schools, parks, and other public requirements.
- i. Conserve and protect all of the natural resources of the Town, including land, soil, air, water, wetlands, marshes, ponds and lakes, streams and water courses, shorefront and coastal lands, rivers and tidal estuaries, trees and vegetation, forests, aquifers and water tables, wildlife, areas of scenic beauty, and areas of ecological importance - in recognition of the important interrelationships among these resources and a suitable environment for human habitation, their direct influence on the Town's suitability for residential use, and their importance to the health, safety and general welfare of Darien and its larger environs.
- j. Assure that proper provision be made for sedimentation control, and the control of erosion caused by wind or water.
- k. Improve the appearance of all parts of the community by requiring or encouraging as appropriate, reasonable and necessary steps as part of the application of these Regulations.